

**NEIGHBORHOOD ACTION
MAJOR OPERATING & SERVICE PROGRAMS
GENERAL FUND**

DIVISION/SECTION	PROGRAM TITLE	PROGRAM DESCRIPTION
Neighborhood Action/Neighborhood Services (61-01-02)	Neighborhood Sweeps and Super Sweeps	<ul style="list-style-type: none"> • Provide comprehensive delivery of neighborhood services to targeted neighborhoods • Once the "sweep" has been selected, the Neighborhood Target Teams and the neighborhood association organization) hold community meetings to assist residents in identifying neighborhood priorities • "Sweeps" include application of code enforcement, animal control, collection and disposal of brush, removal of mini-dumps, vegetation control, repair of streets, sidewalks, speed humps and sign systems services • During a "sweep," a NAD-staffed mobile unit is stationed at each site to allow residents to meet with city personnel and to voice neighborhood concerns • Foster communication between local government and residents regarding needed services • Promote neighborhood-based problem solving

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Small Business Outreach/ Commercial Revitalization (61-02-05)	Neighborhood Commercial Revitalization (NCR)	<ul style="list-style-type: none"> • Implements economic development efforts as a catalyst for reinvestment and business development in neighborhood business districts • Funds eight community-based organizations focusing on revitalizing ten specific business districts in the urban core through four key activities: organization, marketing, design/planning, and business development • Develops and administers contracts governing the activities of the participating organizations over a six year period to include annual work plans and budgets. • Provides technical assistance and training to build expertise and capacity within the participating organizations and the businesses within the target areas • Enhances quality of life for existing residents and makes neighborhoods more attractive to potential new residents by promoting efforts to make needed goods, services and jobs readily available within the urban core • Provides specialized tools, such as façade improvements grants, as incentives for business development and job creation in the target areas • Identifies, prioritizes and seeks funding to implement needed infrastructure improvements to enhance the physical character of the business districts making them attractive places for additional private sector investment and consumer spending • Serves as point of contact for participant organizations on issues involving other City departments such as crime, infrastructure development/enhancement, and neighborhood planning

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SPECIAL REVENUE FUND**

DIVISION/SECTION	PROGRAM TITLE	PROGRAM DESCRIPTION
Neighborhood Action/TIF Unit (61-01-06)	Tax Increment Financing (TIF)	<ul style="list-style-type: none"> • Enable local governments to publicly finance needed residential and commercial improvements and enhance infrastructure within a defined area, called a Tax Increment Reinvestment Zone (TIRZ). The TIF Act specifies that areas to be designated as a TIRZ must be economically distressed, unproductive, underdeveloped, or blighted, and impair the City's growth because of those factors. Cities may not designate an area as a TIRZ solely for the purpose of encouraging future development in that area. • Provide an incentive for redevelopment, governed by Chapter 311 of the TIF Act of the Texas Tax Code • Administer all residential and commercial TIF projects as well as approves a schedule of fees for the application and processing of all TIF applications and the administration of Reinvestment Zones. Program established in 1998 and adopted by City Council in accordance with the Community Revitalization Action Group (CRAG) recommendation.
Neighborhood Action/HARP Program (61-01-05)	Housing Asset Recovery Program (HARP)	<ul style="list-style-type: none"> • Combine underutilized properties and private sector rehabilitation strategies to capitalize on existing assets, preserve housing stock, and revitalize neighborhoods • Funded by Special Revenue Funds

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Division/Section	PROGRAM TITLE	PROGRAM DESCRIPTION
Neighborhood Action/CDBG Housing & Neighborhood Action Team (HNAT) Support (61-01-04)	Homebuyer's Club	<ul style="list-style-type: none"> • Provide information and address questions concerning purchase of a home • Services provided to CDBG eligible areas include eight hours of free training on the home buying process and assistance in resolving credit and budget issues • Program is supported by local and national lenders, as well as certified by the U.S. Department of Housing & Urban Development (HUD) and the Fannie Mae Foundation
Office of the Director/CDBG Division (31-01-02)	Alazan Apache Redevelopment	<ul style="list-style-type: none"> • Support the infrastructure needs required to build new single-family housing development at the site formerly known as the Alazan Apache Housing Project located in District 5 • Meet community request for the construction of single-family units in CDBG eligible areas • Project plans and scope would be coordinated with other non-profit organizations to leverage the funds
Neighborhood Action/CDBG Housing & Neighborhood Action Team (HNAT) Support (61-01-04)	Affordable Showcase of Homes	<ul style="list-style-type: none"> • Entails the development and construction of single-family homes on a proposed project site which is a CDBG eligible area • Development would include all public infrastructure requirements (streets, water, sewer, and utilities) for the project being developed. • Address residential revitalization and encourage public and private sector affordable housing. • CDBG Funds are allocated for this program
Neighborhood Action/CDBG Housing & Neighborhood Action Team (HNAT) Support (61-01-04)	Neighborhood Development Partnership Projects	<ul style="list-style-type: none"> • A Community Development Block Grant (CDBG) funded Request for Proposal project that seeks qualified proposals for neighborhood revitalization/development stimulus activities, e.g., housing, commercial development, and infrastructure • Projects are available to CDBG eligible areas • The initial award was given to the 2002 District 4 Affordable Parade of Homes

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Office of the Director/CDBG Division/HCD HOME Administration (31-01-02)	Rental Rehabilitation Program	<ul style="list-style-type: none"> • Utilize CDBG and HOME Investment Partnership Act funds to offer rental property owners, located in CDBG eligible areas, low-interest financing for the cost of repairs on single-family and multi-family investment rental property • Public Loans are available year round, providing a ready source of financing for investors who can maintain the project as residential rental property with affordable market rental rates established for the area for the term of the loan, maintain the property according to the San Antonio Uniform Building Code, and provide evidence of paid annual taxes and secured fire and extended insurance coverage for the property • Provides affordable rental units to be leased to low –to-moderate income earning families
Office of the Director/CDBG Division (31-01-02)	Lead Based Paint Program (CDBG)	<ul style="list-style-type: none"> • Identify and control lead-based paint exposure to small children in eligible privately owned rental and owner-occupied housing located within CDBG eligible areas • Provide Lead testing for all children age six and under in eligible areas is provided. • Program covers the cost of testing a potentially dangerous house for lead-based paint hazards and abating any lead that is identified
Office of the Director/CDBG Division (31-01-02)	City-wide Owner Occupied Rehab/Reconstruction	<ul style="list-style-type: none"> • Provide financial assistance for housing rehabilitation to low-income moderate income qualifying homeowners, located within CDBG eligible areas • After eligibility determination, a construction specialist assesses the property to ascertain the repairs necessary to meet local building codes • If the project is deemed economically infeasible for repairs, the home is reconstructed • Program is funded by CDBG/HOME grants

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Office of the Director/CDBG Division (31-01-02)	Historic Housing Stabilization/Emergency Repair Program	<ul style="list-style-type: none"> • In conjunction with the Dangerous Structures Determination Board (DSDB), a housing reconstruction/rehabilitation program is administered by a 3rd-party interdepartmental agreement consisting of the Neighborhood Action, Code Compliance, and Housing & Community Development departments • Funds to assist property owners, of historically significant properties, located within CDBG eligible areas, with stabilizing the structure for future rehabilitation • Historically significant properties are those that are not eligible to be demolished
Office of the Director/HCD CDBG Administration (61-01-04)	Loan Processing	<ul style="list-style-type: none"> • Provides support services for all Neighborhood Action Department Rehabilitation/Reconstruction, Single Family/Multi Family Rental Rehabilitation and Lead Based Paint Programs. • The unit performs program eligibility for Rehabilitation/Reconstruction Applicants. • Maintains expenditures on project draws from contractors • Performs loan set-ups and loan closings. • Program is funded by CDBG/HOME grants.
Office of the Director/HCD CDBG Administration (61-01-04)	Loan Servicing	<ul style="list-style-type: none"> • Provides support services to all Neighborhood Action Department programs that generate loans. The unit performs loan set-ups, loan activation, and collections. • Provides loan monitoring for delinquency payments, grant funding requirements and Federal Loan Servicing requirements. • Generates lien releases when loans are paid-off or reach the maturity date. • Program is funded by CDBG/HOME grants.
Neighborhood Action/HCD HOME Administration (31-01-04)	Homeownership Incentive Program (HIP) (HOME funds)	<ul style="list-style-type: none"> • Assist eligible persons who are buying a new or existing home within the city limits of San Antonio • HIP funds may cover the required down payment, closing costs, and prepaid interest subject to pre-qualification • HIP funds may not exceed \$8,000 per eligible household • The assistance may be provided in the form of an interest bearing loan at 3% with a term of 5,10, or 15 years, or a 0% forgivable loan, or a combination of the two

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Office of the Director/HCD HOME Administration (31-01-04)	Lead Based Paint Assistance	<ul style="list-style-type: none"> • Reimbursement program assists the Community Housing Development Organizations (CHDO) in reducing lead hazards in properties being rehabilitated throughout the Community Revitalization Action Group (CRAG) Target Area. The department also provides technical assistance to CHDOS's • Recipients must be families earning 80% or less of the area median income, adjusted for family size, as defined by the U.S. Department of Housing and Urban Development (HUD) • HOME funds are monitored by the Department of Housing & Community Development (HCD) but administered through the Neighborhood Action Department. • The CHDO completes the hazard reduction work and submits its cost receipts to NAD • After review, NAD submits the receipts to HCD for reimbursement to the CHDO
Neighborhood Action/Office of the Director (61-01-01)	Brownfields Redevelopment Program	<ul style="list-style-type: none"> • Program is funded by the U.S. Environmental Protection Agency as a Grant in Aid Trust Fund (Fund 26) • Provides funding to conduct environmental site assessments of Brownfields which are defined as abandoned, idle or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination • Mitigate potential health risks and restore economic vitality to Brownfield sites • Only commercial and industrial property can be considered for this program